

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18684 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-18683) to a ML (Medium-Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Upon development appropriate right-of-way dedications, street improvements, connection to City sewer, drainage plan/studies and traffic mitigation commitments may be required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning FROM: R-3 (Medium Density Residential) TO: R-1 (Single-Family Residential) at 1929 through 1953 Gregory Street. A companion General Plan Amendment (GPA-18683) will be considered concurrently.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/62	The Planning Commission approved a Rezoning (Z-0038-62) from R-1 (Single-Family Residential) to R-3 (Medium Density Residential) including the subject site. Staff recommended denial.
01/25/07	The Planning Commission recommended approval of companion item GPA-18683 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #8/r1).
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held for this application	
<i>Neighborhood Meeting</i>	
01/04/07	A neighborhood meeting was held at the West Las Vegas Arts Center at 947 West Lake Mead Boulevard. Eleven members of the public attended along with three city staff and two representatives of the applicant. Attendees raised concerns about the walls and slope differential and stated that crime and low-income are problems at this location. The applicant incorrectly referred to a "Zone Variance" and discussed the potential for rear setback on other variances associated with this site. Estimated completion is December 2007, and once questions were answered there appeared to be general approval for the proposal.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M (Medium Density Residential)	R-3 (High Density Residential)
North	Parking Lot (Under Construction)	LI/R (Light Industrial/Research)	R-3 (High Density Residential)
South	Multi-family	M (Medium Density Residential)	R-3 (High Density Residential)
East	Manufacturing	LI/R (Light Industrial/Research)	M (Industrial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay (175 Feet)	X		Y
West Las Vegas Plan	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	7,081 SF	Y
Min. Lot Width	65 Feet	71.99 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	25 Feet	Y
Max. Lot Coverage	50%	Not shown	NA
Max. Building Height	The lesser of 2-stories or 35 feet	Not Shown	NA

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3 (Medium Density Residential)	25 Units Per Acre	27 Units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-1 (Single-Family Residential)	6.70 Units Per Acre	7 Units
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	18.49 Units Per Acre	20 Units
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
ML (Medium-Low Density Residential)	8.49 Units Per Acre	9 Units

ANALYSIS

The applicant is seeking a rezoning from R-3 (Medium Density Residential), which allows for up to 18.49 units for up to acre, to the R-1 (Single-Family Residential) zone, which is intended for development of detached single-family residences in a suburban setting with a maximum density of 6.70 units per acre. The 1.11 acre site is currently vacant. The site plan depicts a seven-lot subdivision with a minimum lot size of 7,081 square feet, and an overall density of 6.31 units per acre. The site plan further complies with all related Title 19.06 Development Standards.

A development with lots meeting minimum R-1 (Single Family Residential) standards would be consistent and compatible with the established development pattern in the area. Therefore, the proposed Rezoning is recommended as the lots sizes and density allowed by the R-1 (Single Family Residential) zoning are similar to existing residential developments to the west, and are otherwise compatible with existing and future development.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The applicant is requesting in a related application an Amendment to the General Plan (GPA-18683) to ML (Medium-Low Density Residential). The Medium Low Density Residential Category allows up to 8.49 units per acre, a significant decrease from the 18.49 units per acre allowed by the existing M (Medium Density Residential) designation. The Rezoning request to R-1 (Single-Family Residential) is consistent with the General Plan Amendment to ML (Medium-Low Density Residential).

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed single family subdivision is compatible with the single family development to the west of the site. To the north and east of the subject site are properties that are either zoned or under Resolution of Intent for light industrial uses; however, these properties do not front Gregory Street and are adequately screened from the adjacent residential development.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The Rezoning would be appropriate since the current land use designation on the site is M (Medium Density Residential). Further, the proposed development serves to further the Housing Element of the Las Vegas 2020 Master Plan, and is consistent with the identifiable need for affordable housing in the city.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is served by Gregory Street, a local street. The addition of seven residential lots will not negatively affect this thoroughfare’s ability to handle traffic flow.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 218 by Planning Department

APPROVALS 0

PROTESTS 2